



Kris A
P.W. Grosser Consulting
P: 6315896353
krisa@pwgrosser.com

Property Report by PropertyShark.com

Property Report for:

1015 SW 2 St, Oklahoma City, OK 73109

A. Overview

A1. Your Notes

No notes found.

A2. Photos

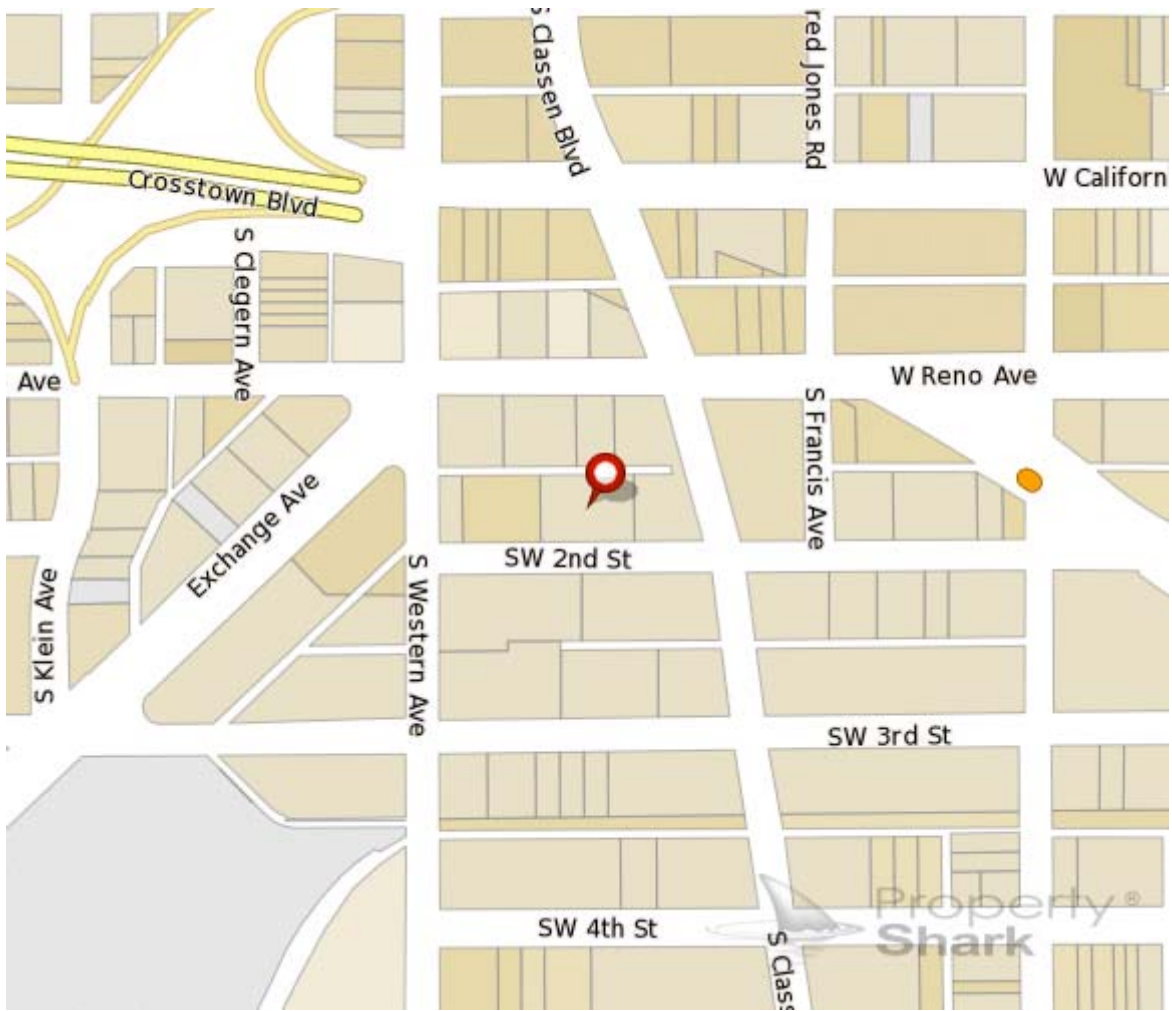
[Upload photos for this property](#)

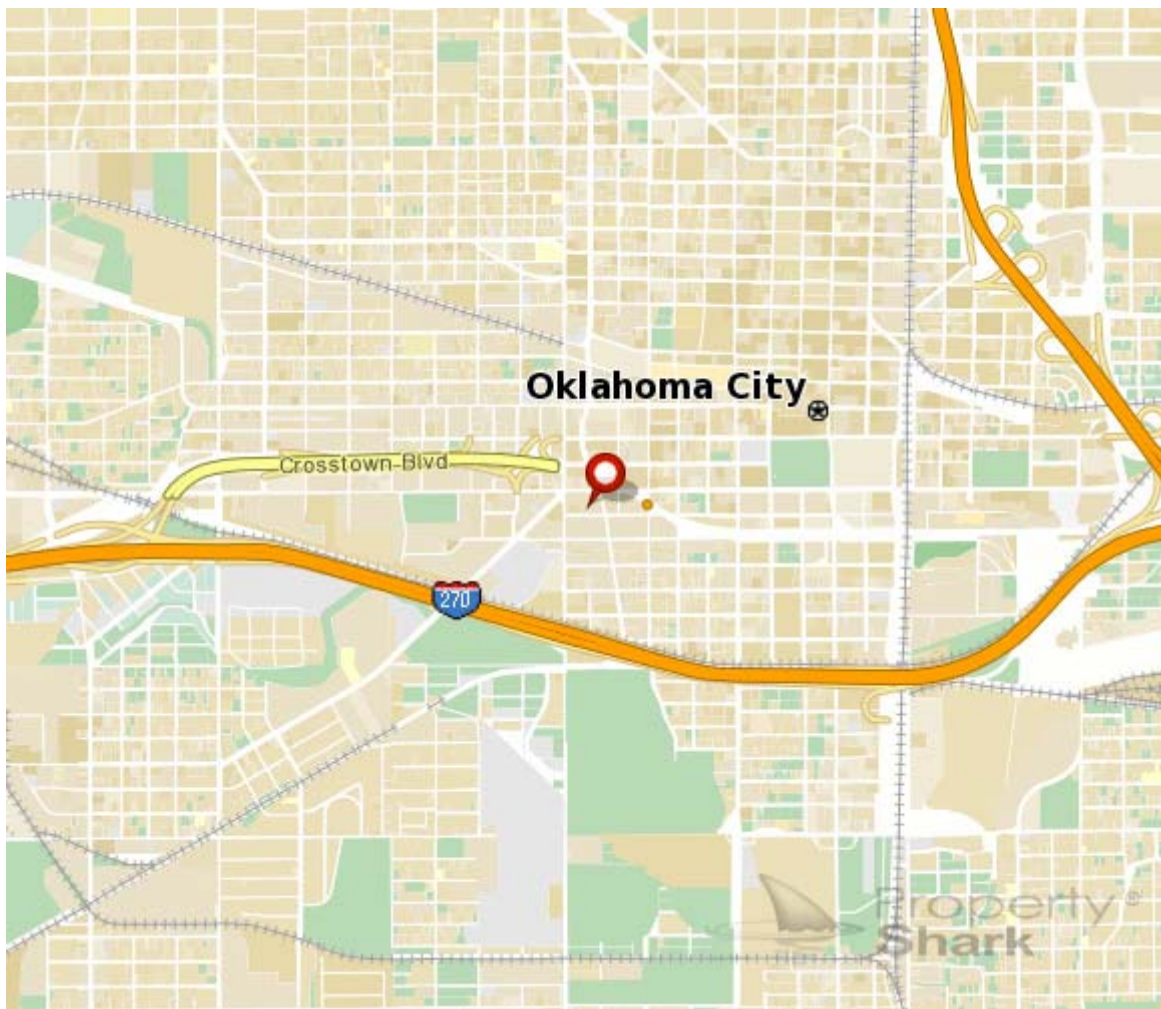
[Google StreetView](#) [Microsoft Bird's Eye View](#)

A3. Overview

| Location | | Market Value and Taxes | |
|--|---|------------------------|--------------------|
| Property address | 1015 SW 2ND St Oklahoma City, OK 731091006 | Tax year | 2014 |
| Parcel ID | R018326300 | Land value | \$261,870 |
| Map number | 1616 | Building value | \$6,382,026 |
| Lot | 000 | Total market value | \$6,643,896 |
| Block | 001 | Property tax | \$77,900.37 |
| Legal Description | | Land | |
| LOTS 11 THRU 18 & W2FT LOT 19 PLUS LOT 9 THRU 14 PLUS A TRACT 0.08FT WIDE LYING BETWEEN SD LOT 11& LOT 9 MCCLEANS ADD BLK 1 THIS IS A SURVEYORS ERROR AND NOT IN EITHER ADDITION | | Property class | Laboratories (212) |
| | | Acreage | 1.2 |
| | | Platted land | Yes |
| Neighborhood | | Building | |
| Neighborhood | Oklahoma City Arts District | Year built | 2012 |
| Subdivision | Kelsch Addition | Square footage | 39,090 |
| Tax area | 200 | Stories | 1 |
| Section | 4 | Units | 1 |
| Township | 11N | | |
| Range | 3W | | |
| Quarter | NW | | |
| Last Sale | | | |
| Sale date | 4/8/2011 | | |
| Sale price | \$665,000 | | |
| Owner | | | |
| Full name | Allergy Laboratories Inc | | |
| Address | 1005 Sw 2 St | | |
| City state zip | Oklahoma City, OK 73109 | | |

A4. Maps





[Link to Yahoo Maps](#)
[Link to MapQuest Maps](#)

A5. For Sale

PropertyShark currently does not allow manual entry of Commercial For Sale listings in this area.

B. Owners & Residents

B1. Ownership

Current Owner



[Allergy Laboratories Inc](#)
1005 Sw 2 St
Oklahoma City, OK 73109
4/12/2013
[RESEARCH THIS ENTITY](#)

PropertyShark pulls ownership information from many different sources. This allows you to compare them and gives you the best chance of finding the actual owner.

Assessment Roll



[Allergy Laboratories Inc](#)
1005 Sw 2 St
Oklahoma City, OK 73109
7/31/2014
[RESEARCH THIS ENTITY](#)

[See more about 1015 SW 2 St's ownership.](#)

From Sales



[Westernsecond LLC](#)
4/8/2011
[RESEARCH THIS ENTITY](#)

C. Sales & Value

C1. Sales History

| Sale date | Sale price | Grantor | Grantee |
|-----------|------------|--|-----------------------------------|
| 4/8/2011 | \$665,000 | Tate Robert C & Kimbelry A | Westernsecond LLC |

C2. Valuation Model

Our database has 0 properties that meet the following criteria:

- Sold within the last 18 months
- In the 73109 zip code
- Property class Laboratories
- Sale price over \$25,000

C3. Neighborhood Price History

We analyzed all sales of property class Laboratories in the 73109 zip code since 1980. For each year we found the median sale price (half of sales were higher, half were lower) and the median size of the properties sold (half were bigger, half were smaller). We also computed the median price per square foot for this property class and the value of a median (39,090 sqft) property if it were to sell for the median price per square foot.

| Year | # of Sales | Median Price | Median Sq. Ft. | Median \$ per Sq. Ft. | Value at Median \$ per Sq. Ft. |
|------|------------|--------------|----------------|-----------------------|--------------------------------|
| 2011 | 1 | \$665,000 | 39,090 | \$17 | \$665,000 |

D. Development & Use

D1. Land

| Land | | Land Attributes | |
|----------------|--------------------|-----------------|--------------|
| Property class | Laboratories (212) | Street | Curb Cut (1) |
| Acreage | 1.2 | | Feeder |
| Platted land | Yes | | |

D2. Building

| General | | Other Details | |
|----------------------|--------------|-----------------------|-----------|
| Occupancy | Laboratories | Units | 1 |
| Building description | Laboratories | Class | Masonry |
| Year built | 2012 | Adjustment year built | 2012 |
| Square footage | 39,090 | Perimeter linear feet | 862 |
| Stories | 1 | Quality | Fair Plus |
| Storyht | 24 | Condition | Very Good |

Improvements

| Type | Description | Square footage |
|--------|--------------------------------|----------------|
| Add On | Mezzanine Warehouse Avg | 7,964 |
| Add On | Dock Canopy - Open Good | 760 |
| Add On | Canopy Storage Unfinished Good | 400 |
| Add On | Yard Paving Gravel Good | 8,000 |
| Add On | Yard Paving Concrete Avg | 1,624 |
| User | Concrete Block | 0 |
| Add On | Yard Paving Blacktop Avg | 7,300 |
| Add On | Unfinished Excess Area | 28,188 |
| Add On | Truck Well Conc 2 Walls | 1,376 |

E. Property Tax

E1. Property Tax

Section X of the [Oklahoma's State Constitution](#) represents the main legal document regarding taxation in the State of Oklahoma. Property taxes are determined at local levels, being used for schools, fire and police protection, and other public services and benefits.

Market Value

Oklahoma County Assessor determines the *market value* for all taxable real property in the county. Market value has been defined by The Supreme Court as the sale price of real estate as agreed upon between a willing buyer and willing seller, with neither being under duress to buy or sell.

| | |
|-------------------|---------------|
| Land value | \$261,870 |
| Improvement value | + \$6,382,026 |
| Market value | = \$6,643,896 |

Taxable Value

Taxable value results from the application of State Question 676, passed in 1996. This act amends Article 10 of the Oklahoma Constitution and adds [section 8B](#). In short, it limits the fair cash value of real property, for property tax purposes. The fair cash value would not increase by more than 5% in any taxable year.

| | |
|------------------------|---------------|
| Taxable value (capped) | = \$6,220,891 |
|------------------------|---------------|

Gross Assessed Value

Oklahoma County Assessor is also responsible for establishing the assessed value of properties. *Assessed value* is calculated by multiplying taxable market value with assessment ratio, which, currently is: 11% - for real properties, and 13.75% - for farms. The assessment process takes place every year.

| | |
|----------------------|-------------|
| Gross assessed value | = \$684,297 |
|----------------------|-------------|

Exemptions And Net Assessed Value

Net assessed value represents the gross assessed value less any tax exemptions that apply. Several [exemptions](#) are available in Oklahoma County, which may lower the property's tax bill.

We have no information about whether any exemptions currently apply to this property. Therefore, the net assessed value will be equal to the gross assessed value.

Property Tax

Property tax is calculated by multiplying the property's net assessed value by the total [millage rates](#) applicable to it and is an estimate of what an owner **not** benefiting from any exemptions would pay. The rates are expressed as *millages* (i.e the actual rates multiplied by 1000). Actual taxes might differ from the figures displayed here due to various abatement and financial assistance programs.

| Tax description | Assessed value | Millage rate | Tax amount |
|---------------------------------|----------------|--------------|---------------|
| Oklahoma County | \$684,297 | * 11.6500‰ | = \$7,972.06 |
| County Wide School Levy | \$684,297 | * 4.1400‰ | = \$2,832.99 |
| County Health Department | \$684,297 | * 2.5900‰ | = \$1,772.33 |
| Metropolitan Library Commission | \$684,297 | * 5.2000‰ | = \$3,558.34 |
| Metro Tech Center #22 | \$684,297 | * 15.4500‰ | = \$10,572.39 |
| Oklahoma City | \$684,297 | * 15.4500‰ | = \$10,572.39 |
| Oklahoma City #89 | \$684,297 | * 59.3600‰ | = \$40,619.87 |
| Property tax | \$684,297 | * 113.8400‰ | = \$77,900.37 |

For more information please visit the web pages of Oklahoma County's [Assessor](#), [Treasurer](#) or look up property's current [tax situation](#).

E2. Assessment History

| Year | Property class | Market value | Assessment value | Total tax rate | Property tax |
|------|-------------------|--------------|------------------|----------------|--------------|
| 2013 | Laboratories | \$6,229,334 | \$685,226 | 115.7‰ | \$79,280.65 |
| 2012 | Transit Warehouse | \$188,475 | \$20,732 | 114.71‰ | \$2,378.17 |

F. Neighborhood

F1. Neighbors

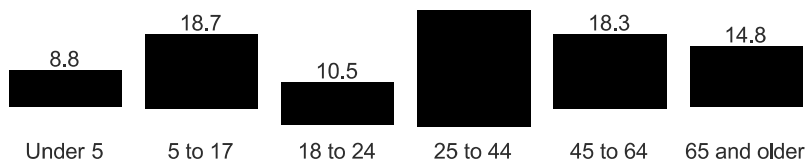
| Address | Square footage | Sale date | Sale price |
|------------------------------|----------------|------------|------------|
| 1005 SW 2 St | 15,662 | | \$0 |
| 1205 SW 2 St | 6,000 | | \$0 |
| 1207 SW 2 St | 6,000 | 12/10/2010 | \$80,000 |
| 1211 SW 2 St | 3,000 | | \$0 |
| 815 SW 2 St | 11,000 | 8/1/2014 | \$180,000 |
| 1215 SW 2 St | 5,900 | | \$0 |
| 1231 SW 2 St | 0 | 11/8/2011 | \$15,000 |
| 1235 SW 2 St | 5,000 | 6/13/2006 | \$75,000 |
| 1307 SW 2 St | 10,429 | | \$0 |
| 517 SW 2 St | 0 | | \$0 |
| 2733 SW 2 St | 0 | | \$0 |
| 2737 SW 2 St | 0 | 8/3/2012 | \$18,000 |
| 2741 SW 2 St | 1,500 | | \$0 |
| 8513 SW 2 St | 11,440 | | \$0 |
| 8521 SW 2 St | 5,000 | 7/24/2012 | \$200,000 |

F2. Demographics By Zip Code

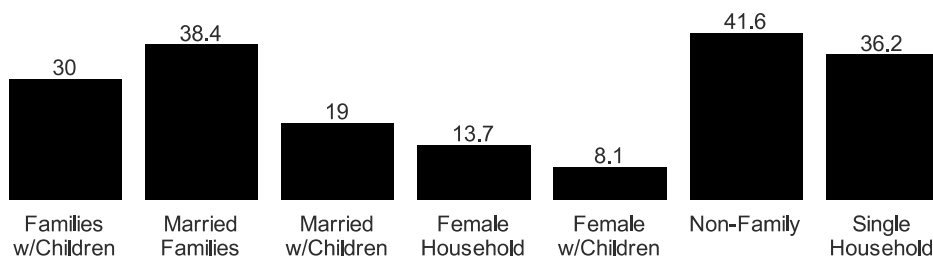
Profile of Zip Code

| | |
|-------------------------|-----------------------|
| Pop 2000 | 19453 |
| Female pop | 9966 (51.2%) |
| Male pop | 9487 (48.8%) |
| Households | 8535 (89.3% occupied) |
| Home owners | 3896 (45.6%) |
| Renters | 3730 (43.7%) |
| Misc density pop | 999.99 |
| Misc density area | 5.42 |
| House average household | 2.5 |

Age Distribution



Household Type



Note: totals often exceed 100% for household type because respondents may choose multiple categories.

Disclaimer

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